

NOTICE — The last day for appealing this decision is December 20, 1991

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

(a) Name of committee (a) Committee of Adjustment for the Corporation of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY (b) 861988 Ontario Inc.
& Pt. of Frances Street.

(c) Brief description LOCATION OF PROPERTY (c) 310 Broadway, Pt. Lot 3, Conc. D, Pt. Lot 10, Pl. 186

(d) As set out in application PURPOSE OF APPLICATION (d) to reduce the minimum lot area requirement from 4,000 sq. metres to 3,602 sq. metres on a proposed 7 storey commercial/multi-residential building containing 60 apartments, 4 commercial units and 2 levels of underground parking.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of section 44 (2) of the *Planning Act*,

(e) L of decision CONCUR in the following decisions and reasons for decisions made on the (e) 20 day of Nov. 1991

DECISION:

THAT THE APPLICATION BY 861988 Ontario Incorporated, for a Minor Variance to Zoning By-law No. 22-90 on property described as Part of Lot 3, Concession D, Pt. Lot 10, Plan 186 and Part Frances Street, Town of Orangeville, known municipally as 310 Broadway, to reduce the minimum lot area requirement from 4,000 sq. metres to 3,602 sq. metres, **BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

(f) State conditions to be satisfied before granting of consent

CONDITIONS — This decision has been made subject to the following conditions: (f)

1. That the Town of Orangeville be satisfied that there is adequate water supply for the development.
2. That the Town of Orangeville be satisfied that there is adequate capacity in the existing sanitary sewer on Broadway to which this development will connect.
3. That the proponents enter into a site plan agreement to cover the development of the site.

(g) State reasons for decision

REASONS FOR DECISION: (g)

The Committee felt that the proposed use was in keeping with the Official Plan and, subject to the conditions being met, development could proceed.

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Signature of member
of committee.

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Signature of member
of committee.

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Signature of member
of committee.

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Signature of member
of committee.

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Signature of member
of committee.

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Signature of member
of committee.

CERTIFICATION

Planning Act, 1983, c. 1, ss. 44 (10)

I, Ann E. Armstrong

(h) Name of committee

Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town

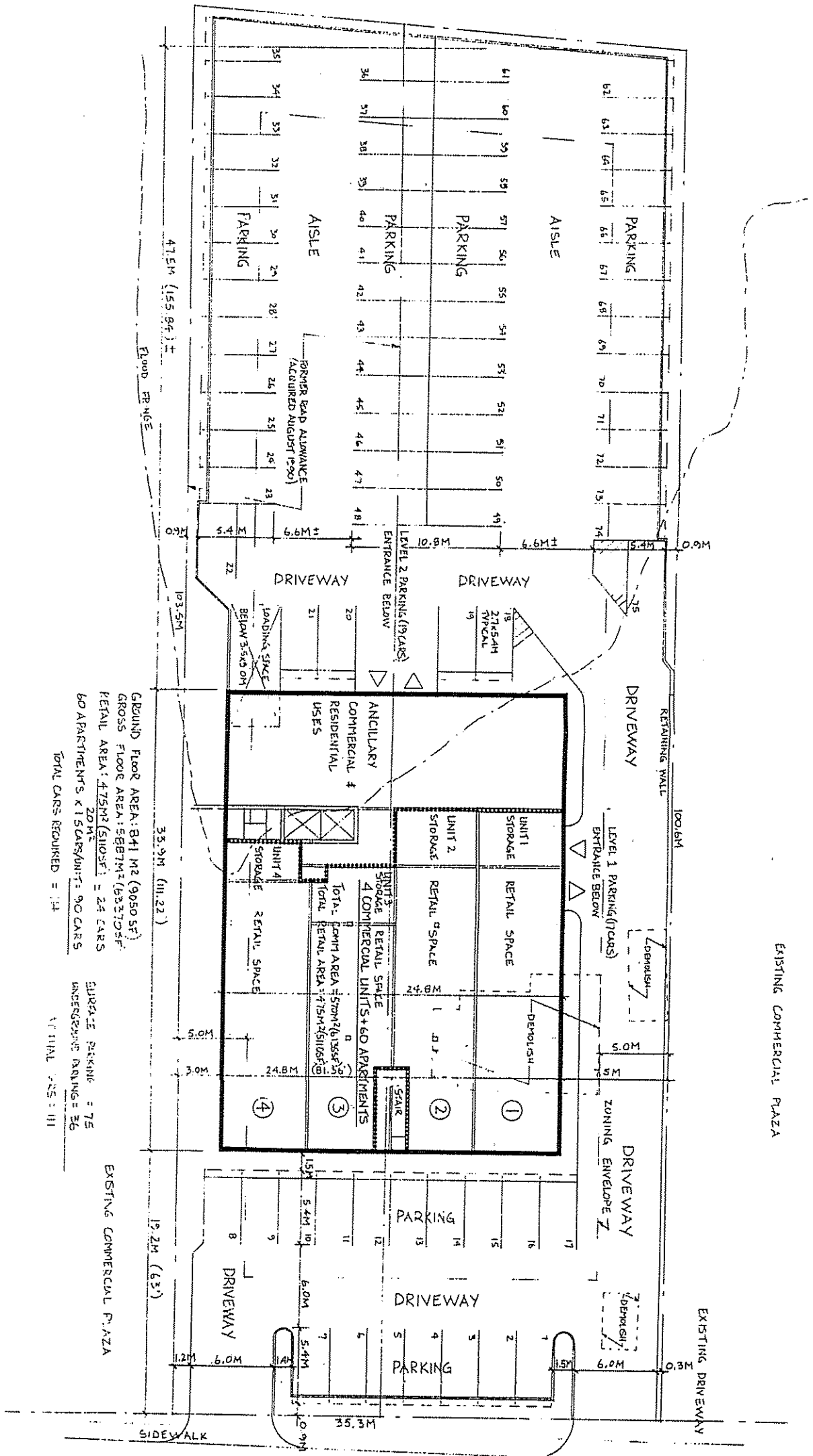
of Orangeville certify that the above is a true copy of the decision of the committee with respect to the

application recorded therein.

Dated this 22 day of November 1991

..... Ann E. Armstrong
Signature of Secretary-Treasurer

US TRAIL
 KING



GROUND FLOOR AREA: 841 M² (9050 SF)
 GROSS FLOOR AREA: 5887 M² (63370 SF)
 RETAIL AREA: 475 M² (5100 SF) = 24 CARS
 20 M²
 60 APARTMENTS x 15 CARS/UNIT = 900 CARS
 TOTAL CARS REQUIRED = 114

SURFACE PARKING = 75
 UNDERGROUND PARKING = 36
 VIRTUAL CARS = 111

EXISTING COMMERCIAL PLAZA

EXISTING COMMERCIAL PLAZA

EXISTING DRIVEWAY

SIDEWALK